52 Royal Elm Green NW

Calgary | Active | MLS® A2353934

$525,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2021**	**1,505.75 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

If location and a great layout are high on your list, this Royal Oak townhome is worth a look! Set in an established NW community, you’re just steps from Royal Oak Natural Ravine Park, Elina Natural Pond and Royal Oak School, and right by the new Rocky Ridge Athletic Park. With plenty of shopping and everyday amenities just minutes away, this is a location that makes it easy to enjoy the best of NW living. Inside, the kitchen is a real highlight, with modern full-height cabinetry, quartz countertops, stainless steel appliances and a large island that’s perfect for hosting friends or gathering around for a casual meal. The open-concept main level feels bright and welcoming, with luxury vinyl plank flooring throughout and a cozy electric fireplace with tile surround that adds warmth and makes the living room feel like a great place to unwind. When the weather cooperates, head out to the balcony with a gas line for your BBQ, or enjoy the covered patio at the front. The three-storey layout offers two spacious primary bedrooms upstairs, each with its own ensuite, making it a great setup for roommates, guests or anyone who appreciates their own space. With 2.5 bathrooms in total and convenient upper-floor laundry, the everyday details are well covered. On the ground level, the flex room with a closet gives you options for a home office, workout space or whatever suits your lifestyle, and the oversized single attached garage is a definite bonus, especially through Calgary winters. Add in central air conditioning, 9 ft ceilings, triple-pane windows and central vacuum rough-in, and you have a home that combines comfort, function and a fantastic location. Walk to parks, schools and the YMCA, with public transit and the LRT nearby, plus easy access to Stoney Trail for getting around the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353934
Bedrooms	2
Bathrooms	3
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,505.75 sq. ft.
Condo Fee:	$281.08
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2011246
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Royal Oak
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Flex Space · 13'9" × 11'6" ·
Main Floor	Furnace/Utility Room · 9'4" × 3'5" ·
2nd Floor	Dining Room · 11'5" × 10'7" ·
2nd Floor	Family Room · 15' × 11'10" ·
2nd Floor	Kitchen · 12'5" × 11'5" ·
3rd Floor	Bedroom · 12'9" × 10'1" ·

3rd Floor	Bedroom - Primary · 17'1" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, Quartz Counters
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-royal-elm-green-nw-calgary-a2353934/

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